



For Sale by Private Treaty

Land with planning for stables at Ash Hay Lane, Picton Gorse, Chester

SUMMARY

An exciting opportunity to purchase a parcel of grassland at Picton Gorse, Chester benefitting from full planning permission for the construction of stables. The land totals approximately 6.93 acres (2.80ha) currently to grass, with full planning permission recently granted for a wooden L-shaped stable block with feed/hay store. Full details on the application can be found on the council website using reference 24/03169/FUL. There are overhead cables crossing the land.

The land is located on the outskirts of Chester in a rural but accessible location. It has good natural drainage for all-year turnout and has been well maintained.

DIRECTIONS

What3words [///erase.pinging.screen](#)

Nearest Postcode CH2 4JU

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in excess of £200,000

OVERAGE

There is no overage included with the sale.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is Grade 3 (Land Classification Series

FENCING

The purchaser will be responsible for maintaining the boundaries.

ACCESS

Via a right of way along the track shown in brown below.

SELLING AGENTS

Alice Kearns
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email:
alicekearns@rostons.co.uk

VENDORS SOLICITORS

Steph Brayshay
SAS Daniels LLP
3 Vicar's Lane
CHESTER
Cheshire
CHI 1QX
Tel: 01244 305900
Email:
steph.brayshay@sasdaniels.co.uk

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: info@rostons.co.uk

